

A MOST DECEPTIVE DETACHED DORMER BUNGALOW WITH CAREFULLY IMPROVED EXTENDED AND PRESENTED FAMILY ACCOMMODATION IN A SUPERB POSITON IN THE VILLAGE WITH CRICKET GROUND AND OPEN OUTLOOK TO THE REAR



**18 BIRMINGHAM ROAD
ALVECHURCH
WORCS B48 7TA**

- Delightful family home with beautifully presented versatile accommodation
- Central heating and double glazing
- Two cosy living rooms, huge family dining/ kitchen overlooking the garden
- Two ground floor bedrooms and shower room
- Two further bedrooms on the first floor with house bathroom
- Garage and fantastic mature garden with outlook over Cricket Ground

Offers around £650,000 FREEHOLD

The spacious well proportioned accommodation arranged over two floors has central heating and double glazing and enjoys a lovely position close to the Village centre, school and with open outlooks over the cricket ground at the end of the lovely mature garden. Alvechurch has easy access to Redditch, Birmingham and the midlands motorway network via the 'Hopwood' junction on the M42. The original bungalow has been carefully extended and improved to provide versatile family sized accommodation which would not be imagined for the front elevation. Don't judge a book by its cover! Arrange a viewing to appreciate the many features.

The accommodation comprises:

GROUND FLOOR

CANOPY PORCH with a recessed composite front door opening to the hall

LONG RECEPTION HALL with all the ground floor rooms leading off, feature spiral staircase to the first floor, tiled floor, two radiators and coved cornices.



ATTRACTIVE SITTING ROOM 14' 7" (into bay) x 11' 11" a delightful cosy reception room with double radiators, fitted wood burner inset on a tiled hearth, plate shelf, cornices and double glazed bay window to the front.

FAMILY LIVING ROOM 14' 6" (into bay) x 11' 11" with double radiator, double glazed bay window to the front, picture rail and cornices.



FABULOUS DINING/ KITCHEN 29' 9" x 9' 9" a superb addition to the home offering space for formal dining alongside an open plan fitted kitchen area. A lovely bright extension with double glazed double French doors in both the kitchen and dining areas and with recessed ceiling spotlighting throughout. The kitchen area is fitted with wood fronted units with light work surfaces and tiled splashbacks. The dining area has wood effect flooring radiators and the French doors open out onto a raised decked sitting area.



STUDY 8' 6" x 4' 11" a very useful extra room with radiator and side double glazed window.



BEDROOM 2 11' 8" x 11' 4" delightful double bedroom with radiator, double glazed side window, engineered wooden flooring and door to the 'Jack and Jill' shower room

SHOWER ROOM with a corner shower enclosure with thermostatic mixer shower, pedestal wash basin, low level WC, half height wall tiling, chrome ladder style heater, zoned underfloor heating, extractor fan and double glazed high level window. There is an additional door to the hallway and Cupboard off housing a 'Worcester' gas fired boiler with a 'megaflow' hot water tank system.



BEDROOM 3 12' 3" x 10' 10" a double bedroom with double radiator, double glazed window, engineered wooden flooring, picture rail and cornices.

FIRST FLOOR

A spiral staircase leads to the **LANDING** with all rooms leading off, 'Velux' rooflights to two sides and radiator.



FAMILY BATHROOM with a white suite of panel bath with thermostatic mixer shower and full height tiling, pedestal wash basin, low level WC, white ladder style heater and double glazed dormer window.

MAIN BEDROOM 1 16' 0" x 13' 0" (plus door recess) set into the roof line with sloping walls this principal bedroom has bespoke fitted wardrobes fitted into the eaves space, double radiator and double glazed dormer window overlooking the garden to the rear.



BEDROOM 4 15' 10" x 11' 2" (into dormer) again set into the roofline with double radiator, storage space in the eaves and double glazed dormer window.

OUTSIDE

Set back from the road behind a front garden area laid with a tarmac drive providing parking for several cars and a drive to the side leading to a garage.

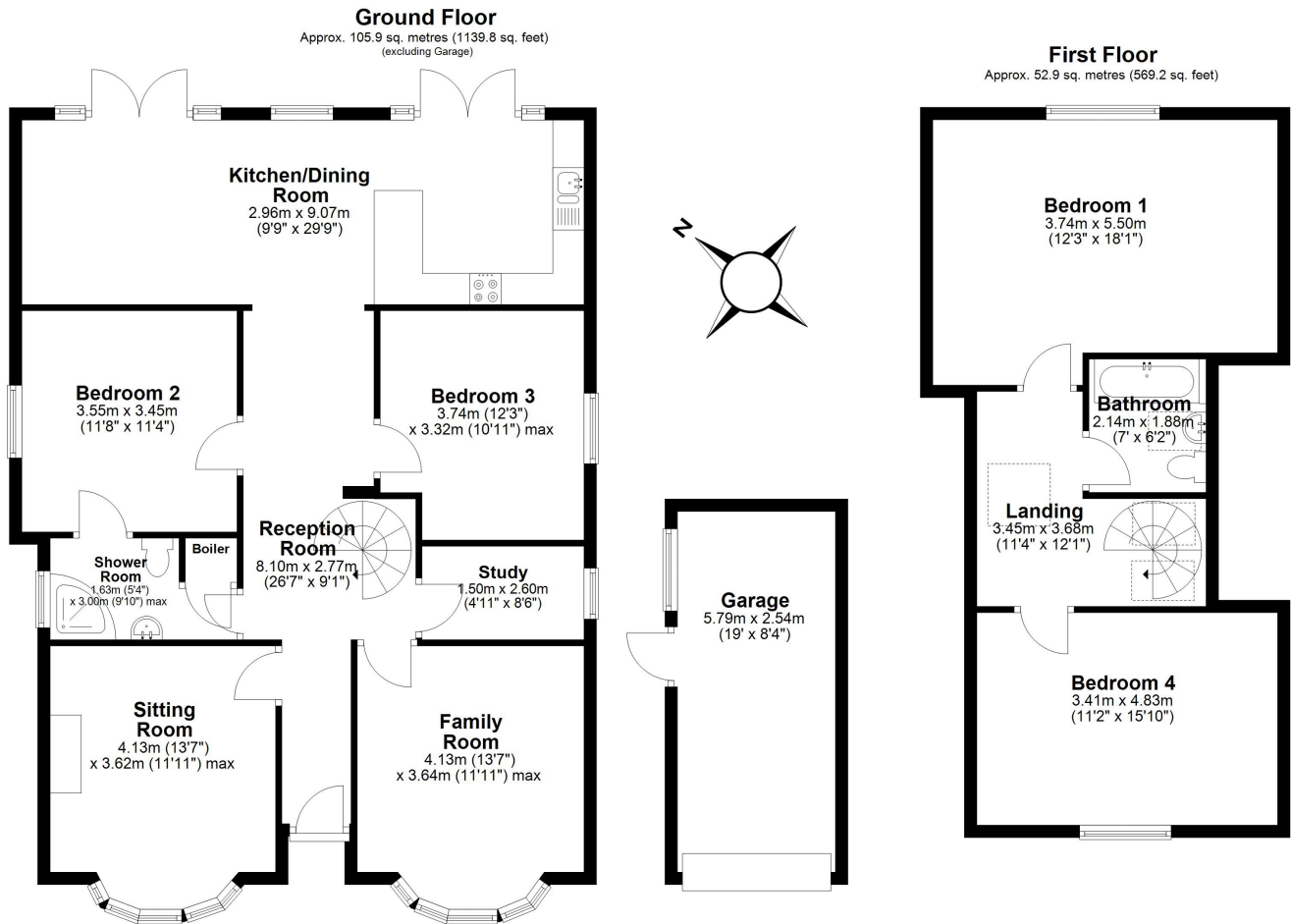
GARAGE/ WORKSHOP 19' x 8' 4"

SECLUDED MATURE REAR GARDEN a real feature of the property with paved patio area, lawn with well stocked borders and a Summerhouse, a central copse of trees including a Eucalyptus leads through to a further lawned area with interspersed fruit trees and the garden enjoying an open aspect cross the village cricket club ground with access gate.



GENERAL INFORMATION

TENURE	We are informed the property is Freehold
VIEWING	By prior appointment with Oakton Estates on 0121 459 9641
EPC Rating	D67
Council Tax	Band 'E' (Bromsgrove)



Total area: approx. 158.8 sq. metres (1709.0 sq. feet)

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor. Items shown in photographs are NOT included unless specifically mentioned within the sales particulars. They may however be available by separate negotiation. Buyers must check the availability of any property and make an appointment to view before embarking on any journey to see a property.

PLANNING/ BUILDING REGULATION APPROVALS

Buyers must satisfy themselves as to whether planning approvals and/or building regulation approvals were obtained and adhered to for any extension or modification works carried out to the property.